

# horton knights of doncaster

23 Dorset Crescent, Intake, Doncaster, DN2 6PZ



**A SPACIOUS 2 BED SEMI DETACHED HOUSE/ GOOD SIZED GARDENS/ POPULAR RESIDENTIAL LOCATION/ CLOSE TO AMENITIES/ AVAILABLE NOW //**

It has PVC double glazing, a gas central heating system via a combination type boiler and briefly comprises: Entrance hall with stairs to the first floor, spacious open plan lounge and dining room, kitchen with pantry style cupboard off, side lobby and two brick stores, first floor landing, 2 good sized double bedrooms and a modern white bathroom with a shower. Outside, there are attractive front and rear gardens. Well placed with access to local amenities including a variety of shops, schools etc plus the hospital, and Doncaster City Centre.

**£750 PCM**



## ACCOMMODATION

A PVC double glazed entrance door with a matching glazed side screen leads into the property's entrance hall.

## ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, vinyl flooring and a door into an open plan lounge and dining room.

## OPEN PLAN LOUNGE/ DINING ROOM

5.94m x 3.20m max (19'6" x 10'6" max)

A good sized and bright living space courtesy of a PVC double glazed bow window to the front and a further PVC double glazed window to the rear. There is a double panel central heating radiator, coving and two ceiling lights. A door to the far end leads into the kitchen.

## KITCHEN

3.00m x 2.18m (9'10" x 7'2")

This is fitted with a range of base and wall units, there is a four ring gas hob, an integrated oven, a cooker hood, a single drainer stainless steel sink unit, plumbing for an automatic washing machine and a deep built in pantry style cupboard with shelving and a further tall shallow cupboard. There is a PVC double glazed window which gives an outlook to the rear, a vinyl floor covering, coving, a ceiling light and a wall mounted gas fired combination type boiler which supplies domestic hot water and the central heating systems.

## UTILITY/ SIDE LOBBY

This has two pvc double glazed doors to the front and rear gardens, it has 2 storage areas, the larger gives room for additional appliances such as freezer/ tumble dryer etc.

## FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space, a ceiling light, a smoke alarm and doors leading off to the bedrooms and bathroom.

## BEDROOM 1

3.89m (to robes) x 2.95m (12'9" (to robes) x 9'8")

A good sized double bedroom, it has built in wardrobes to the far end plus a built in cupboard. There is a PVC double glazed window to the front, a central heating radiator, a ceiling light and coving to the ceiling.

## BEDROOM 2

3.43m x 2.97m (11'3" x 9'9")

A good sized second double bedroom with a PVC double glazed window to the rear, a central heating radiator, coving and a ceiling light.

## BATHROOM

1.98m x 1.68m (6'6" x 5'6")

Fitted with a white suite comprising of a panelled bath with an independent electric shower over, a wash hand basin and a low flush W/C. There is tiling to half wall height and the bathing area, a central heating radiator, laminate flooring and a central ceiling light, a PVC double glazed window, a shower rail and a shower curtain.

## OUTSIDE

To the front of the property there is a good sized garden. It is part lawned with a decorative pebbled side area, privet hedging, brick walling and fencing to the perimeters.

## REAR GARDEN

The rear garden is all nicely enclosed, it has fencing and hedging to the perimeters, it is mainly lawned with a variety of maturing shrubs and bushes including an apple tree.

